

May 25, 2010

**Preliminary Site Plan
and Conveyance Plat:**

Owner(s): Preston at Meadow Hill, Block A, Lots 1-3 (PSPCP09-0005)
Stonebrook Veterinary Clinic, PLLC., Pagan LTD., Earth
Real Estate, LTD.

DESCRIPTION:

Eight office buildings on three lots on 5.5± acres on the west side of Preston Road, 1,045± feet north of Meadow Hill. Zoned Commercial-1. Neighborhood #11. JE

REMARKS:

Preliminary Site Plan

Access: Access is provided from a median opening on Preston Road.
Cross access: Cross access is provided throughout the development and to the property to the north and to the south.
Parking: Parking is adequate.
Open space: Open space is adequate.
Tree Preservation: The site does not contain any protected trees.
Screening: A six foot masonry screening wall will be provided along the western property line adjacent to the residential neighborhood.
Façade Plan: A preliminary façade plan has been submitted for review.
Additional Information: The preliminary site plan complies with the standards of the Preston Road Overlay District.

Conveyance Plat

The plat divides one lot into three lots and dedicates easements for future development.

RECOMMENDATION:

Recommended for approval subject to:

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Conveyance Plat

As submitted.